

North Brighton Townhouses, Inc.
5057 N.E 37th Street Kansas City, MO 64117

The Brightoneer

April, 2011

Thank you all for attending the March Annual Meeting.

Congratulations to our new Board Members:

- ◆ *Betty Maltbia, President*
- ◆ *Sheila Johnson, First Vice President*
- ◆ *Ann Halsey, Second Vice President*
- ◆ *Terry Wood, Treasurer*
- ◆ *Selma Ireys, Secretary*

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North Brighton Townhouses, Inc.

March 13, 2011

Annual Meeting

N E W S L E T T E R M I N U T E S

Betty Maltbia, president, welcomed members and announced that a quorum had been met. There were 137 members present in person or by proxy.

She called the meeting to order at 2:40 p.m. Other board members present were Sheila Johnson, first vice president; Ann Halsey, second vice president; Selma Ireys, secretary; and Mike Crippen, treasurer.

Also attending were Elizabeth Tharp, site manager; Les Dudrey, maintenance superintendent; Dudley Leonard, cooperative attorney; and Melva Linville, property manager, and Betsy Kilker, administrative assistant with Linville Management Services, Inc.

Betty announced that there were enough members to vote for the board of directors but not enough to vote on the bylaws.

Minutes of the March 14, 2010, annual meeting were approved.

Betty introduced the front table and thanked members for attending. She referred to the letter about the annual meeting and election mailed to all member households February 28, 2011, as proof of notice.

Elizabeth gave the office report. There were 43 move-ins last year and 59 move-outs. Currently, 17 units are for sale: four one-bedroom units, 10 two-bedrooms and three three-bedrooms. She reminded members about the \$150 referral bonus for members.

Les gave the maintenance report. In 2010, 1,967 work orders and 40 rehabs were completed. Forty is a record number of rehabs for one year.

Annual inspections will start next week.

Melva gave the managing agent's report. She reviewed handouts distributed earlier that showed the breakdown of how carrying charges were spent; assets of \$10,475,310; and reserves of \$756,462.

There were three volunteers to serve as inspectors of election: Donna Chapman, Mary Dickerson and Maelynn Shelton.

Betty announced that there were two three-year positions open on the board and that Selma Irey and Terry Wood had filed as candidates.

Betty asked for nominations from the floor. There were none. Members voted to close the nominations and to vote by acclamation. Terry and Selma were elected by voice vote of the membership present.

Betty thanked Mike Crippen for his service on the board.

She announced that Ben Kern was the Good Neighbor of the Month for March.

Betty said the cooperative has begun the application process with National Cooperative Bank for a loan of some \$4.5 million. She said members will be updated throughout the process and encouraged attendance at monthly board meetings.

Door prizes were drawn. Fran Catalano won a month's free carrying charges; Robert Bonacorso and Bonnie Ross won \$50 each.

The meeting was adjourned at 3 p.m.

Closed Session

Betty, Sheila, Ann, Selma, Terry, Melva, Betsy and Dudley convened for a closed session at 3:15 p.m.

Board members elected officers: Betty, president; Sheila, first vice president; Ann, second vice president; Selma, secretary; and Terry, treasurer.

The meeting was adjourned at 3:25 p.m.

Office NEWS



Good Neighbor Nominations



Nominations must be received by the 1st Tuesday of each month!
The nominations will be reviewed and voted on by the Board of Directors monthly at the board meeting. Winner's will be recognized in the following month's newsletter and board meeting. \$25.00 gift card will be given to the winner of the good neighbor award.

Forms are available at the office

April & May, 2011 Winners will be recognized in next Month's newsletter

Secure Belongings in your car & backyard

Several cars were broken into in the last week.

Please remove all valuables and lock you car.

In the past we have had some items stolen
out of Members backyards.

You may want to secure valuable items with chain/lock.

Maintenance Reminders



**Yard Inspection will begin soon.
Fill and re-seed bare spots in your
backyard**

(Free grass seed available at the office)

***Maintenance appreciated
all the “Thanks” for the
snow removal.***

Lawn Mower for this Spring-Summer 2011

Call Michael Tucker

816-413-8721

Leave Name & Phone Number



Senior Luncheon

April 20, 2011 11:30am —?

(3rd Wednesday)

Please call if coming

816-453-8174

Recliner Couch

(Tulsa Pattern)

Excellent Condition \$250.00

Please call if interested 816-810-1351



FOR SALE

Miscellaneous Professional Baking Equipment

Also, 3 Piece Solid Wood Entertainment Set

5 Piece Black Chrome Table & Chair for the Backyard

Call 816-452-4682

Spring Clean Up


It is time to start cleaning up our complex.

The following are a list of items to look for:

- 1) Area around the AC units should be kept clear.
- 2) All bikes and toys should be stored in the back yard when not in use.
- 3) There should be no tires, appliances, car parts, boxes, lumber, ladders or bags of trash in the front or back yards of the units.
- 4) Flower beds in the front and back of the units should be cleaned up.
- 5) Please remove any flowers or plants that you do not want mowed down. Please make sure there is a visible border around those items. (A border does not include sticks or rocks)
- 6) Please clear all dead plants off your fences.
- 7) All yards should be free of dog waste.
- 8) Please keep common grounds clear of cigarette butts.
- 9) The office has free grass seed.

Let's all contribute to do our part to clean up the Co-op and make it more attractive for everyone. If you should have any questions please contact the office.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Office Phone:		816-454-2500			1	2
Maintenance Emergency:		913-894-3456			Carrying Charges Due!	
Security Number:		816-645-3001				
Non-Security Number:		816-413-3400				
3	4	5 	6	7	8	9
10	11 Late Fees Applied	12 Board Meeting 7:00pm	13	14	15	16
17	18	19	20 Senior Luncheon *Lunch will be Furnished	21 Attorney Referrals	22	23
24 	25	26	27	28	29	30